

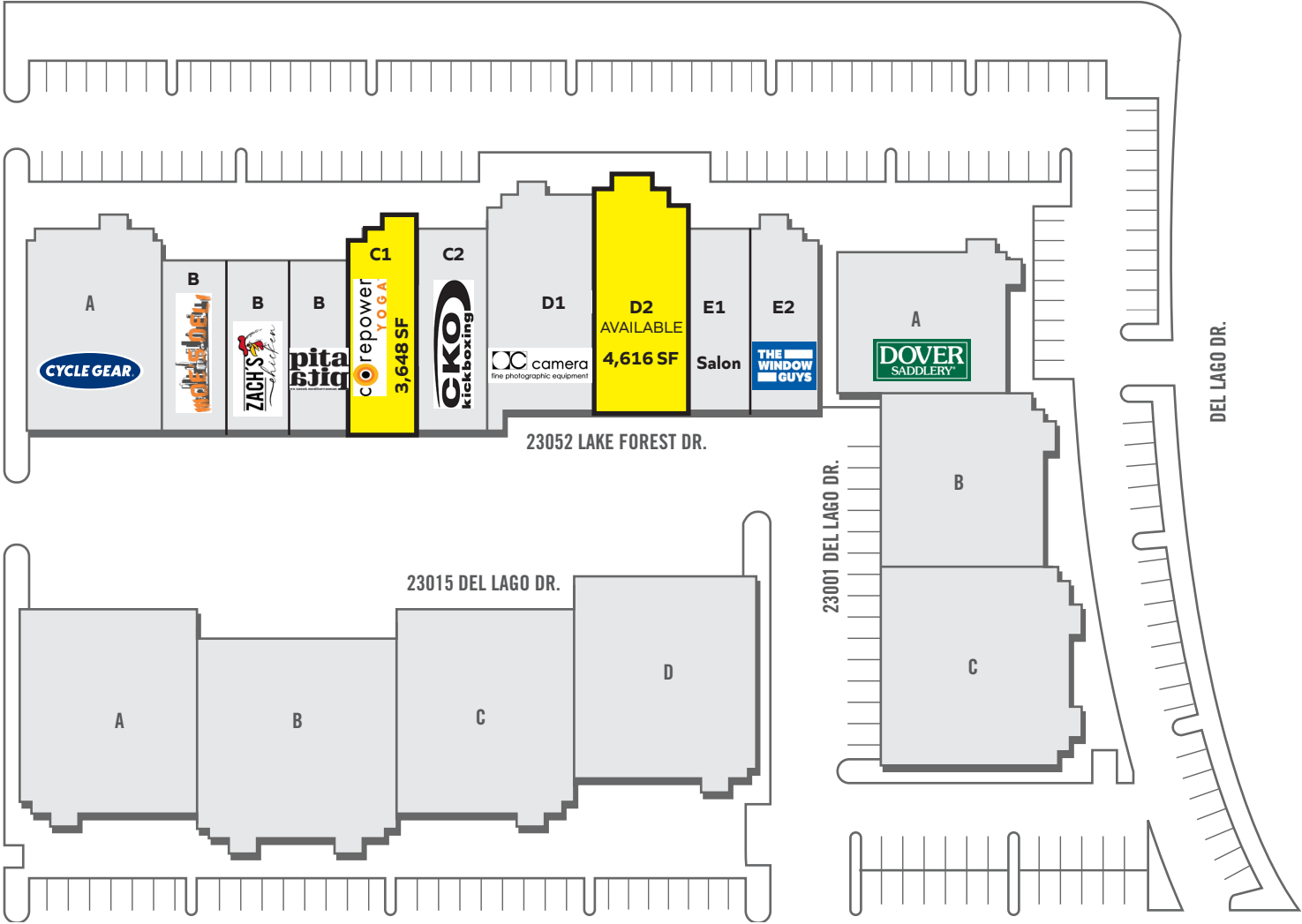
Plaza Del Lago

FOR LEASE | 23052 LAKE FOREST DR, LAGUNA HILLS, CA



- Strong visibility and accessibility from Lake Forest Dr.
- Close proximity to I-5 and I-405 freeways
- High employee and residential density
- Co-tenancy includes food court, fitness, retail and service merchants
- Rear loading/unloading to space plus ample customer parking

LAKE FOREST DR. | 30,000 ADT



The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

THE ORCHARD

LAKE FOREST GATEWAY

HUNTER COURT

TWIN PEAKS PLAZA

LAKE FOREST MARKETPLACE



SITE

Moulton Pkwy: 26,000 ADT

Lake Forest Dr | 30,000 ADT

INTERSTATE 5
ADT 280,000

ESTIMATED 2022 • CALCULATED USING PROPORTIONAL BLOCK GROUPS

23052 Lake Forest Dr, Laguna Hills, California, 92653

 POPULATION

	1 mile	3 miles	5 miles
Total Population	8,229	113,568	326,606
Projected Population (2027)	8,134	113,695	326,124

 HOUSING

	1 mile	3 miles	5 miles
Total Households	3,726	47,169	124,363
Projected Total Households (2027)	3,685	47,509	124,572

 INCOME

	1 mile	3 miles	5 miles
Median Household Income	\$73,002	\$102,563	\$118,203
Average Household Income	\$104,061	\$140,844	\$159,085
Per Capita Income	\$47,574	\$58,535	\$60,371
Median Disposable Income	\$59,905	\$82,163	\$98,196
Average Disposable Income	\$78,097	\$99,457	\$111,026

 DAYTIME DEMOS

	1 mile	3 miles	5 miles
Total Daytime Population	28,107	174,498	370,453
Daytime Population Workers	23,653	116,350	209,256
Daytime Population Residents	4,454	58,148	161,197

 RACE & ETHNICITY

	1 mile	3 miles	5 miles
White	4,393 53.39%	62,615 55.13%	165,580 50.70%
Black or African American	120 1.46%	1,701 1.50%	5,364 1.64%
American Indian & Alaska Native Population	69 0.84%	925 0.81%	1,928 0.59%
Asian Population	1,659 20.16%	22,362 19.69%	89,053 27.27%
Pacific Islander Population	9 0.11%	221 0.19%	610 0.19%
Other Race Population	959 11.66%	11,191 9.85%	23,497 7.19%
Population of Two or More Races	1,019 12.38%	14,553 12.81%	40,574 12.42%
Hispanic Population	1,965 23.88%	24,955 21.97%	58,590 17.94%
Non-Hispanic Population	6,264 76.12%	88,613 78.03%	268,017 82.06%

 EDUCATION

	1 mile	3 miles	5 miles
Bachelor's Degree	2,536 38.60%	30,796 34.94%	85,700 36.27%
Graduate/Professional Degree	1,119 17.03%	17,009 19.30%	48,887 20.69%

 AGE

	1 mile	3 miles	5 miles
Median Age	53.8	47.1	40.9



23052 Lake Forest Dr, Laguna Hills, CA

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